Town of Leeds

Town Council Meeting for
Wednesday, April 22, 2026

1. **Call To Order/Roll Call**: 7:01PM

ROLL CALL:	Present	Absent
MAYOR: WAYNE D. PETERSON	X	
COUNCILMEMBER: JEFFREY ALLEN	X	
COUNCILMEMBER: CHRISTINE HARVEY	X	
COUNCILMEMBER: AARON PRICE	X	
COUNCILMEMBER: KOHL FURLEY	X	

Town Planner Scott Messel was in attendance.

2. **Invocation**: Marina Anderson from the Center for Spiritual Living
3. **Pledge of Allegiance**
4. **Declaration of Abstentions or Conflicts**: NONE
5. **Consent Agenda:**
   - **a.** Tonight's Agenda of April 22, 2026
   - **b.** Minutes from April 8, 2026

   Motion to approve made by Councilmember Harvey, 2nd by Councilmember Price.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

6. Announcements: The Town cleanup will be on May 2nd, which is a Saturday at 8 a.m., going until about noon. The Town will provide trash bags and water, asking the residents who are able to join to bring the kind of tools they would use for cleaning up the cemetery.

7. Public Hearing: NONE

8. Public Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person)
   NONE

9. Discussion and Possible Action Items
   a. Leasing of Irrigation Water

LDWA initially believed some irrigation water shares might be available to lease, but after further review it appears the cost they're paying is an assessment on shares that were converted to culinary water rights, so leasing irrigation water to the Town may not be possible. The Town will keep investigating other potential irrigation water availability. In the meantime, the Town is watering the park with culinary water while closely monitoring usage because rates increase with higher consumption; the goal is to keep the monthly cost around $300-$400, ideally much lower to maintain the park without straining the budget.

b. Silver Pointe Estates Petition for Disconnection.

After a public hearing four weeks earlier, the Council has a 45-day window to issue a final decision, but the petitioner has proposed a disconnection agreement to address concerns raised in the hearing and prior Council discussion. To allow more time to review that proposal, staff recommended a tolling agreement a mutual extension of the deadline so neither party is penalized for timing, which would extend the decision deadline to Wednesday, May 13 and allow the Council to review the proposed disconnection agreement in closed session.

Motion to continue this with tolling agreement to next scheduled meeting on May 13 meeting made by Councilmember Price, 2nd by Councilmember Harvey.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

c. InfoWest Fiber Franchise Agreement

Legal Counsel tells the Mayor and the Council that they have reviewed the proposed agreement and identified a key concern. Although the provider previously said they do not expect to serve the entire town, the agreement grants them broad access to all public rights-of-way across the Town. This would allow the company, on a non-exclusive basis, to install infrastructure anywhere in the Town, not just in the limited areas where they plan to operate.

The Mayor states that the matter is not urgent and no action is needed tonight. There is time to review the agreement further, and it would be wise to have both parties' attorneys provide feedback and suggest changes.

10. Discussion Items

a. Budget Review.

The Mayor explains that financial data, including past expenditures and the current budget, have been sent to council. A preliminary budget must be ready by the May 13 meeting, where a public hearing date (likely May 27) will also be set. To meet the June 30 deadline, estimates for the current fiscal year will rely partly on past fourth-quarter spending. The preliminary budget will include past actuals, the current budget, and proposed budget figures, and will be made available to the public for two weeks before the hearing. Councilmembers have already received the budget materials; they may submit input ahead of the next meeting and will finalize the preliminary budget numbers during the meeting.

11. Staff Reports

Councilmember Allen: Shares updates about the landfill. Recent improvements include a second entrance lane and plans to open both lanes to residents on Saturdays to reduce congestion. He also notes a recent hazardous waste collection event and mentions a potential agreement that would allow residents to dispose of batteries for free on a regular basis in the near future.

Councilmember Furley: Shares that activity is currently slow due to cooler weather. The fire district has hired seasonal wildland firefighters who will start soon and help during the busy fire season. They will assist on state or federal fires when needed. He also mentions upcoming new equipment to replace older brush trucks. There are no major updates beyond staffing and equipment improvements.

Mayor Peterson adds that Battalion Chief Harmon is coming on Wednesday, the 13th of May to explain to us the most recent changes and the reasons that WUI applies to the Town of Leeds.

Councilmember Harvey: Shares that she attended a county planning commission meeting where a previously discussed development project received strong support, with more updates expected as it progresses. She also visited the local cemetery, gained a better understanding of cleanup needs, and noted that while there's a lot of work, it's manageable with community help. Efforts are underway to organize volunteers for a cleanup before Memorial Day, and she suggested on getting a dumpster to handle the debris, pending budget considerations.

Mayor Peterson: Announces the Leeds Rock Wall Project, a collaboration with the Washington County Historical Society and Silver Reef Foundation to document historic rock walls in the area. A public "rock wall hunt" is scheduled for May 16 at 8 am, focusing on rights-of-way and seeking permission before documenting anything on private property. The project aims to better understand the walls' historical purposes, such as property boundaries or animal containment, with more updates to come.

12. Public Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person)
    NONE

13. Closed Session: A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 upon request.

    Motion to go into a closed session for imminent litigation made by Councilmember Price, 2nd by Councilmember Furley at 7:35pm

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

Closed session ended at 9:03pm

14. Adjournment: 9:03pm

Approved this 13th Day of May 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder